

271
 FORSYTH CO, NC FEE: \$ 20.00
 PRESENTED & RECORDED: 11/10/2003 3:47PM
 DICKIE C. WOOD REGISTER OF DEEDS BY: WILLIA
 STATE OF NC REAL ESTATE EXTX: \$ 20750.00
 BK2421 P1230 - P1232

This instrument prepared by:
 Durham T. Boney, Esquire
 Gottlieb & Smith, P.A.
 PO Box 51
 Columbia, SC 29202

Tax Parcel No.: Portion of 3871C 001
 excise tax: \$20,750.00

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS Deed made as of this 31st day of October, 2003, by and between OLIVER'S CROSSING (E&A), LLC, a South Carolina limited liability company (the "Grantor") and INLAND SOUTHEAST OLIVERS CROSSING, L.L.C., a Delaware limited liability company, whose address is 2901 Butterfield Road, Oak Brook, Illinois 60523 (the "Grantee").

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell, and convey unto the Grantee in fee simple, all that certain lot or parcel of land situate in Forsyth County, North Carolina, and more particularly described as follows, and being hereinafter called the "Property":

That certain piece, parcel or lot of land known as Lot 1A as shown on a plat of The Shoppes at Oliver's Crossing, prepared for Oliver's Crossing (E&A), LLC, dated February 21, 2002 through April 29, 2003, prepared by Otis A. Jones Surveying Co., Inc., and recorded in Plat Book 45 at Page 178 in the land records of Forsyth County, North Carolina.

This being a portion of the real property acquired by Grantor by deed of Adams Egloff Avant Properties, LLC, dated March 1, 2002 and recorded in the Office of the Register of Deeds for Forsyth County in Book 2237 at Page 2934.

THIS conveyance is made subject to easements and restrictions of record.

TO HAVE AND TO HOLD the aforesaid Property and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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AND the Grantor covenants with the Grantee, that Grantor will warrant and defend the title against the lawful claims of all persons claiming by and through Grantor, but not otherwise.

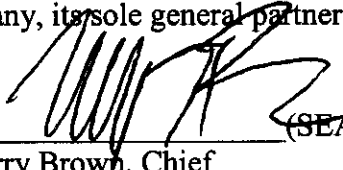
THE designation of Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine, or neuter as required by context.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal, including the adoption of the typed word and characters (SEAL) as its seal, the day and year first above written.

OLIVER'S CROSSING (E&A), LLC, a South
Carolina limited liability company

By: Edens & Avant Investments Limited
Partnership, a Delaware limited partnership,
its sole member

By: Edens & Avant Administrative LLC,
a Delaware limited liability
company, its sole general partner

By:  (SEAL)
Terry Brown, Chief
Executive Officer

STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND)

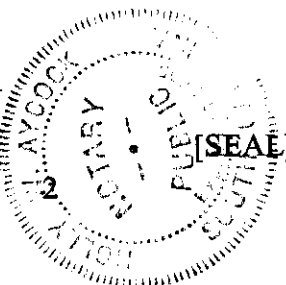
ACKNOWLEDGMENT

I Holly W Aycock, a Notary Public for the state and county aforesaid, do hereby certify that Terry Brown personally appeared before me this day and acknowledged that he is the Chief Investment Officer of Edens & Avant Administrative LLC, a Delaware limited liability company, which is the sole general partner of Edens & Avant Investments Limited Partnership, a Delaware limited partnership, which is the sole member of Oliver's Crossing (E&A), LLC and that by authority duly given he executed the foregoing instrument on behalf of Edens & Avant Administrative LLC, acting for and on behalf of Edens & Avant Investments Limited Partnership, acting for an on behalf of Oliver's Crossing (E&A), LLC as the act and deed of the foregoing Oliver's Crossing (E&A), LLC for the purposes stated in such instrument and he is personally known to me.

Witness my hand and official seal
this 29 day of Oct, 2003

Holly W Aycock
Notary Public for SC
My Commission Expires 5-01-05

Special Warranty Deed
Sale of Oliver's Crossing



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The foregoing Certificate of Holly W. Aycock
is certified to be correct. This instrument and this certificate are duly registered at the date and
time and in the Book and Page shown on the first page hereof.

REGISTER OF DEEDS FOR FORSYTH COUNTY

By:  Deputy/Assistant - Register of Deeds

DICKIE C. WOOD, REGISTER OF DEEDS